

South Carolina Department of Health and Environmental Control  
Office of Ocean and Coastal Resource Management  
1362 McMillan Avenue, Suite 400  
Charleston, South Carolina 29405

**August 21, 2013**  
**Permit Application Public Notice**

***Ion Venture, LLC, OCRM-13-216-B***

The Department has received an application for a permit for the alteration of a critical area. The application was submitted pursuant to the Coastal Zone Management Act (Act 123) of 1977 South Carolina General Assembly. The application in brief, is described as follows:

- LOCATION:** On and adjacent to Atlantic Intracoastal Waterway at Lot 6 – Bulls Bay Overlook, Pelican Bay Drive, Awendaw, Charleston County, South Carolina. TMS: 701-00-00-093.
- WORK:** The work as proposed consists of constructing a dock. Specifically, the applicant seeks to build a 4' x 734' walkway, with handrails, leading to a covered 15' x 20' pierhead. Channelward of the pierhead, a 3' x 20' ramp will access a 10' x 20' floating dock. Ebbside of the pierhead, a covered 15' x 30, four-pile boatlift is proposed. The work as described is for private, recreational use.

This public notice is being distributed to all known interested persons and agencies to assist in developing facts on which a decision by the Department can be based. Comments concerning the proposed work must be submitted in writing, setting forth sufficient detail to furnish a clear understanding of the reasons for support or opposition.

Comments regarding this application must be received by the Department on or before **September 5, 2013**. For more information, please contact **Steve Brooks** at **843-953-0215** or via email at **brookss@dhec.sc.gov**.

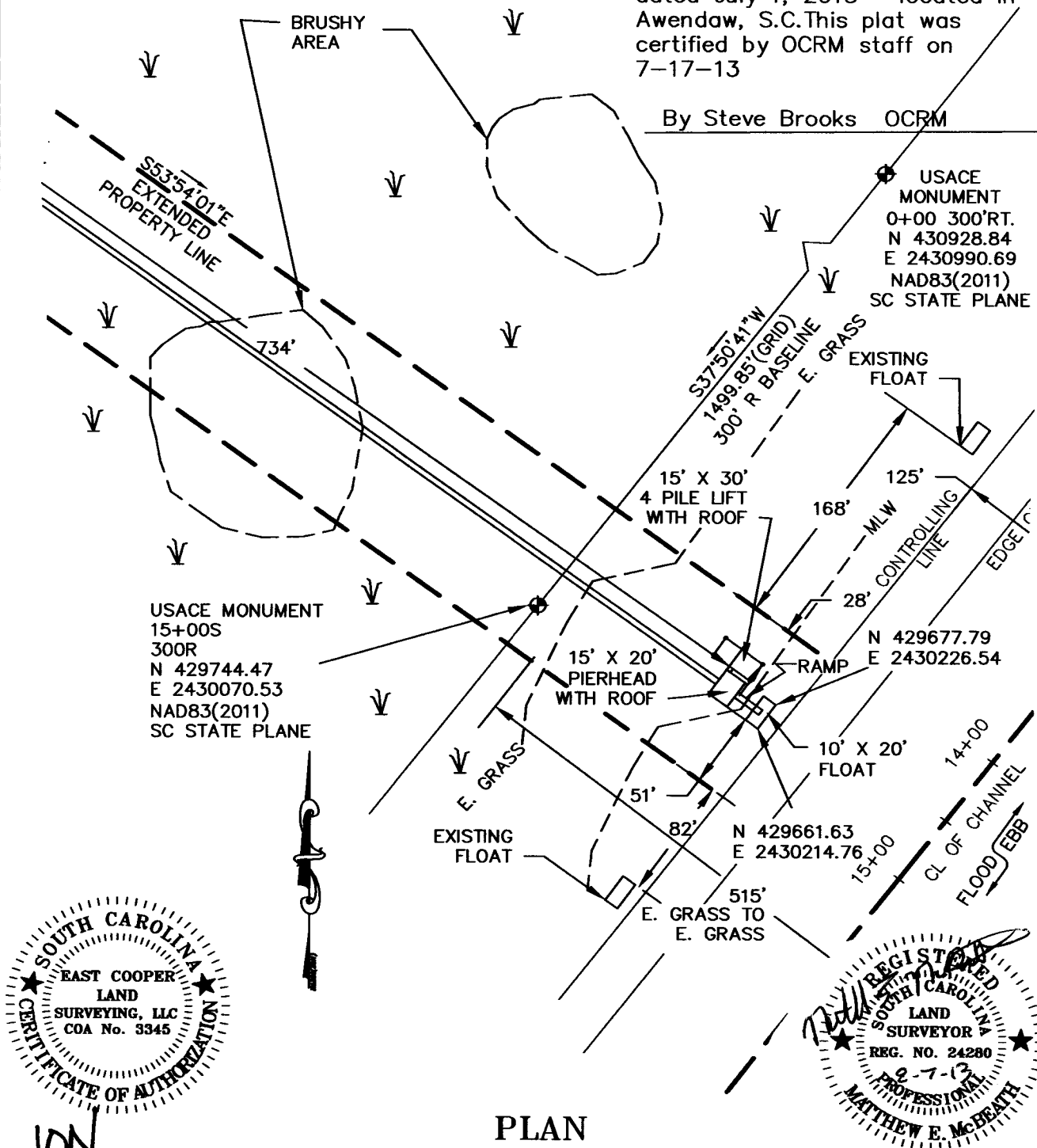
- NOTE:** Plans depicting the proposed work are available and will be provided upon receipt of a written request or may be viewed on the Department website at **[www.scdhec.gov/environment/ocrm/public\\_notice.htm](http://www.scdhec.gov/environment/ocrm/public_notice.htm)**.

# GRAPHIC SCALE

1 inch = 100 ft.

The critical area line shown on these drawings are taken directly from the Plat of Lot 6 Bulls Bay Overlook for Bryan Weatherford dated July 1, 2013 located in Awendaw, S.C. This plat was certified by OCRM staff on 7-17-13

By Steve Brooks OCRM



Jon  
Ventures  
LLC  
JULY 1, 2013

PLAN  
LOT 6 BULLS BAY OVERLOOK  
PELICAN BAY ROAD  
TMS 701-00-00-093

SHEET 3 OF 4

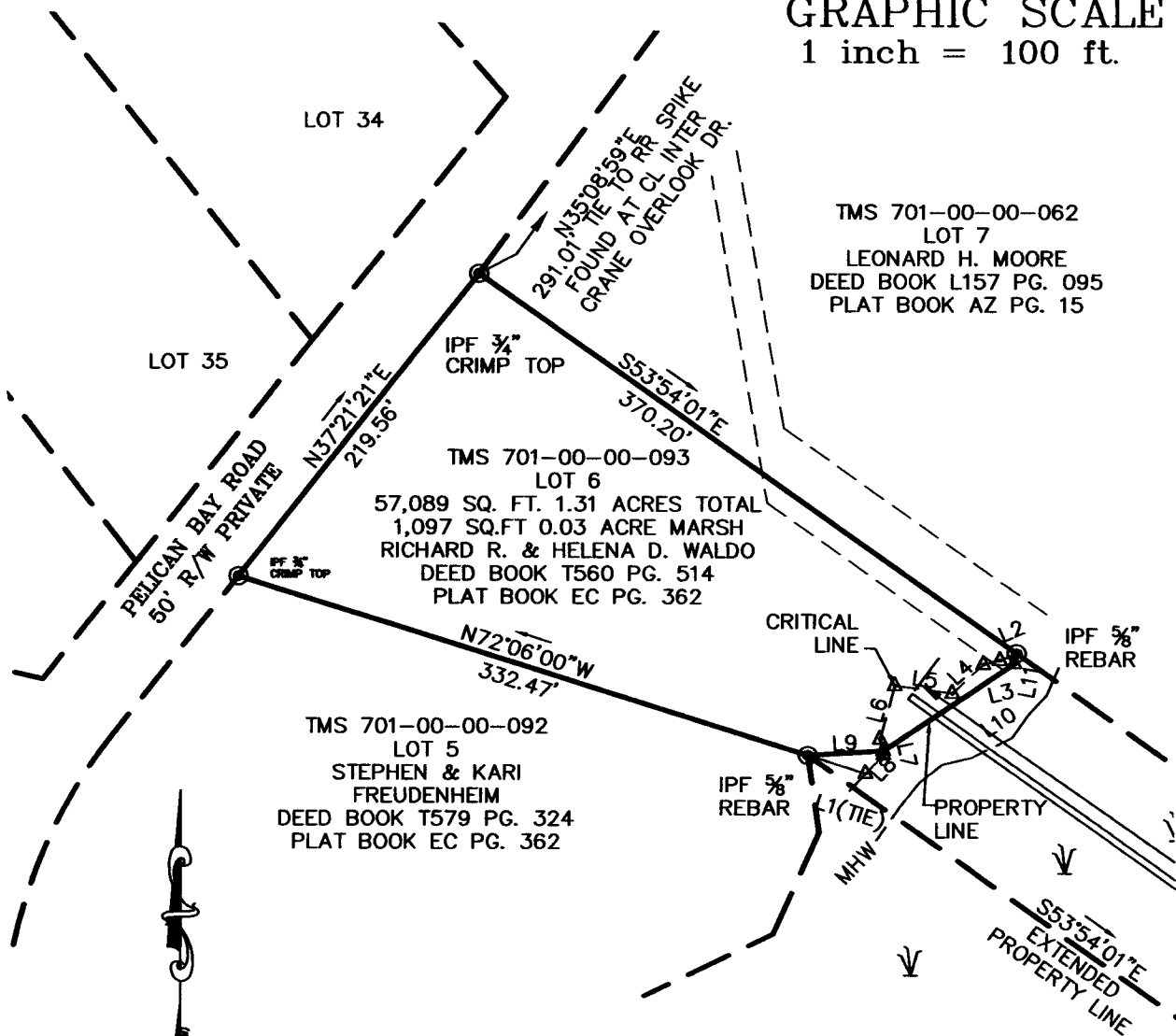
**EAST COOPER LAND SURVEYING, LLC**

1500 HUXLEY DRIVE MOUNT PLEASANT, SOUTH CAROLINA 29466  
OFFICE (843) 856-1277 E-MAIL eclsl@BELLSSOUTH.NET

OCRM-13-216-B

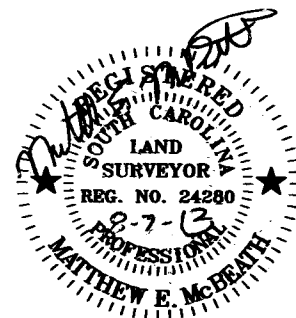
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By Steve Brooks OCRM



## PLAN LOT 6 BULLS BAY OVERLOOK PELICAN BAY ROAD

JULY 1, 2013

TMS 701-00-00-093

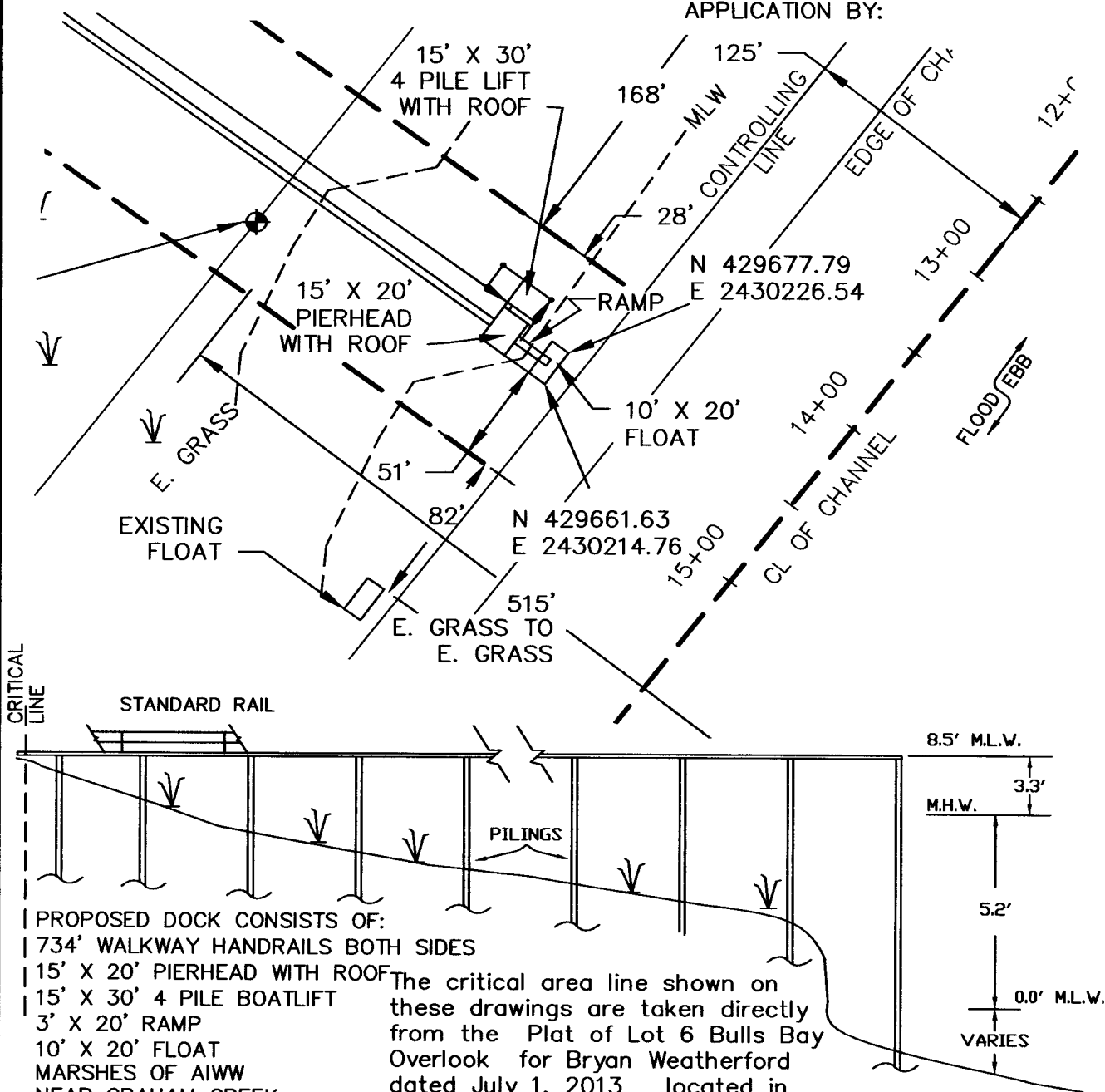
SHEET 2 OF 4

**EAST COOPER LAND SURVEYING, LLC**

1500 HUXLEY DRIVE MOUNT PLEASANT, SOUTH CAROLINA 29466  
OFFICE (843) 856-1277 E-MAIL [ecsls@BELLSOUTH.NET](mailto:ecsls@BELLSOUTH.NET)

OCR-M-13-216-B

APPLICATION BY:



By Steve Brooks OCRM  
NOT TO SCALE  
DATUM: MEAN LOW WATER



PLAN  
LOT 6 BULLS BAY OVERLOOK  
PELICAN BAY ROAD

JULY 1, 2013

TMS 701-00-00-093

SHEET 4 OF 4

**EAST COOPER LAND SURVEYING, LLC**

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OCRM-13-216-B

THE AREA SHOWN ON THIS PLAT IS VALID FOR FIVE YEARS FROM THE DATE OF THIS SIGNATURE, SUBJECT TO THE CAUTIONARY LANGUAGE ABOVE.

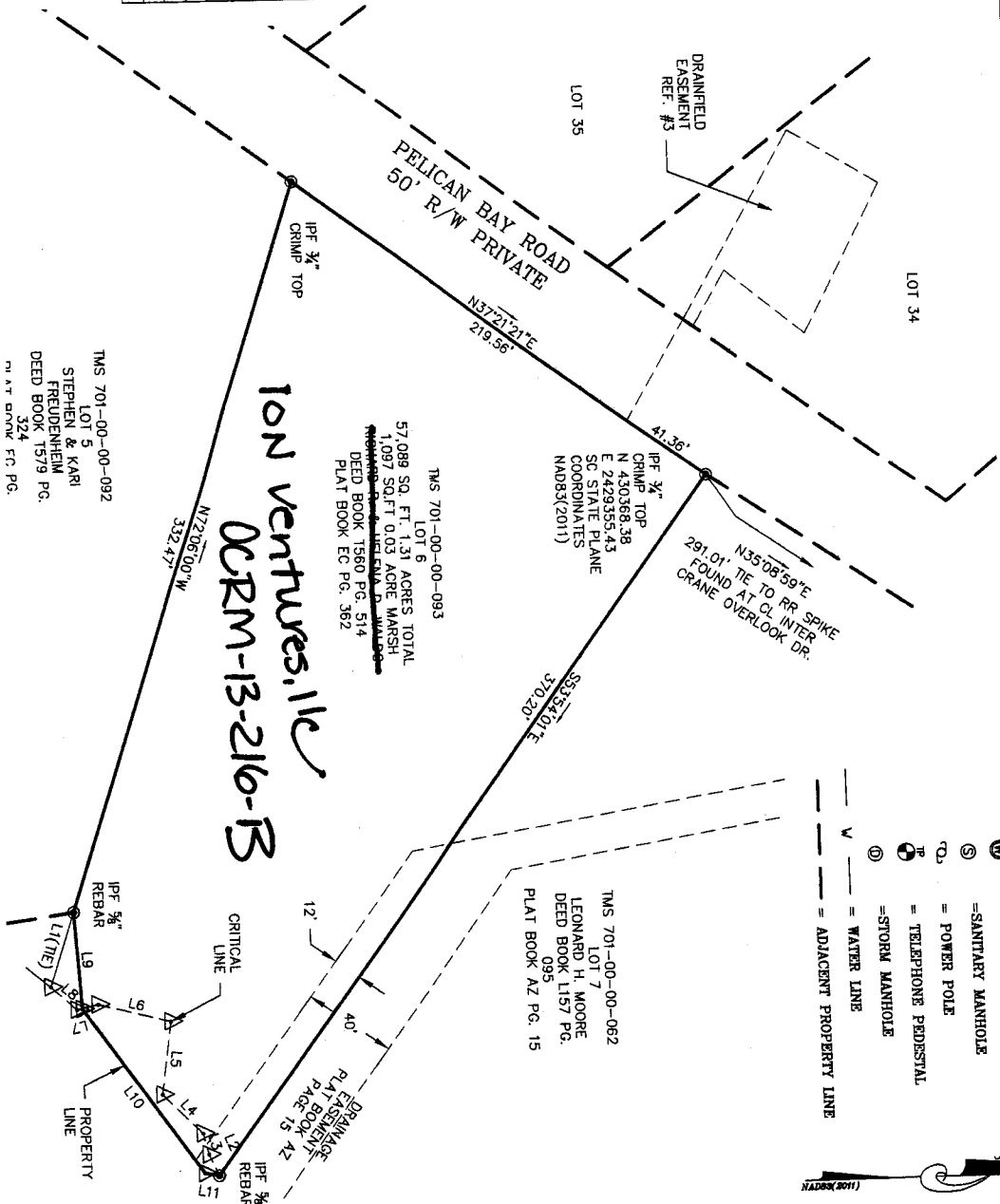
SIGNATURE: *Matthew E. McBeath*  
DATE: 7/17/13

AE 15', AE 16'  
ED 11-17-04.  
THIS PLAT ARE ONLY  
BLISHMENT OF THE  
E NOT AND DO NOT

ESTIGATION OR  
AT. THEREFORE THIS PLAT  
NONEXISTENCE OF  
ONDITIONS WHICH MAY  
AL GROUND DISTANCES.

UNDARY PLAT OF LOT 6.  
STATE PLANE COORDINATES AND IS  
9.

LINE	LENGTH	BEARING
L1 (TIE)	33.87	S72°06'00"E
L2	10.01	S66°37'51"W
L3	9.45	S75°48'42"W
L4	24.02	S46°16'02"W
L5	32.14	N82°12'27"W
L6	31.78	S14°55'17"W
L7	9.22	S12°56'51"E
L8	14.75	S43°02'58"W
L9	42.20	S86°23'00"W
L10	88.28	N55°28'43"E
L11	6.00	N10°40'26"E



CHARLESTON COUNTY  
SOUTH CAROLINA

S BAY OVERLOOK  
CHURCH PARISH  
AN BAY ROAD

EAST COOPER LAND SURVEYING, INC.

SOUTH CAROLINA  
REGISTERED  
LAND SURVEYOR  
REG. NO. 24280  
MATTHEW E. McBEATH

SOUTH CAROLINA  
EAST COOPER  
LAND SURVEYING, LLC  
COA No. 3345  
CERTIFICATE OF AUTHORITY

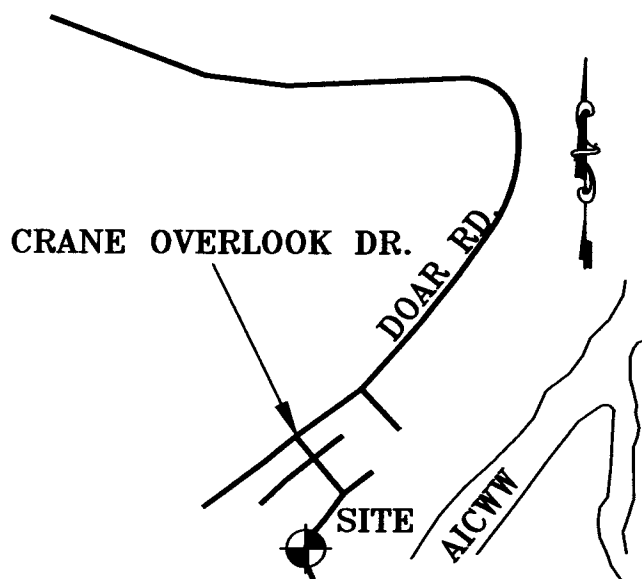
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PURPOSE TO CONSTRUCT A PRIVATE DOCK.  
ADJACENT PROPERTY OWNERS:

1. STEPHEN & KARI FREUDENHEIM  
1892 JAMES GREGARIE RD.  
MOUNT PLEASANT, SC 29466  
2. LEONARD H. MOORE  
744 2ND STREET  
MOUNT PLEASANT, SC 29464

By Steve Brooks OCRM

LINE TABLE		
LINE	LENGTH	BEARING
L1(TIE)	33.87	S72°06'00"E
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L10	88.28	N55°28'43"E
L11	6.00	N10°40'26"E



LOCATION MAP (n.t.s)

REFERENCES:

1. SUBDIVISION OF A 9.97 ACRE TRACT TO BE KNOWN AS LOTS 5, 6 & RESIDUAL BULLS BAY OVERLOOK LOCATED IN CHRIST CHURCH PARISH, TOWN OF AWENDAW COUNTY OF CHARLESTON SOUTH CAROLINA BY JOHN E. WADE JR. DATED NOVEMBER 18, 1997 AND RECORDED AT THE CHARLESTON COUNTY RMC IN PLAT BOOK EC PAGE 362.
2. HORIZONTAL DATUM IS NAD83(2011) SC STATE PLANE COOR. AND IS REFERENCED TO BENCH MARK B 149 1979.
3. AIWW, WINYAH BAY TO CHARLESTON STA. 15+87 TO STA. 45+19N SHEET 33 & 34 OF 62 USACE CHARLESTON DISTRICT DATED AUG. 2011.
6. DATE OF FIELD SURVEY JULY 2013.

**LOCATION MAP  
LOT 6 BULLS BAY OVERLOOK**

PELICAN BAY ROAD  
TMS 701-00-00-093  
NOT TO SCALE

**JULY 1, 2013**

**SHEET 1 OF 4**

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